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# Public Notice

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**Applicant:**  
Seabreeze  
Corporation

**Date:**  
North Published:  
Expires:

**U.S. Army Corps  
of Engineers**

**In Reply Refer To:**

**Buffalo District CELRB-CO-R RE: 98-512-0060(0) Section: OH 404**

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**Application for Permit under Authority of  
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Seabreeze North Corporation, c/o Empaco, P.O. Box 535, Richfield, Ohio 44286, has applied for a Department of the Army Permit to fill 2.68 acres of wetlands and 1920 linear feet of intermittent streams for the purpose of constructing a light industrial and office park. The industrial park/office complex would involve the construction of 18 buildings, to be located at Brecksville Road, just south of Interstate 271, in the Hamlet of Broadview, Richfield Township, Summit County, Ohio.

A total of 26.83 acres of jurisdictional aquatic resources exist on the approximately 160-acre site. The existing waters of the United States include 25.50 acres of wetlands, 0.49 acre of ponds and 0.84 acre of intermittent and perennial streams. The wetlands to be affected include all of a 0.56-acre scrub-shrub wetland; all of a 0.10 acre scrub-shrub wetland; and 2.02 acres of a second 2.39-acre scrub-shrub wetland. The largest wetland on the site, at 21.63 acres, would not be disturbed by the proposed project.

As mitigation for the permanent loss of 2.68 acres of wetlands and 1920 linear feet of stream, the applicant has proposed a combination of on-site stream restoration, on-site wetland preservation and off-site wetland restoration, as follows:

- a. On-site creation of 2093 feet of new stream channel;
- b. On-site preservation of 21.63 acres of high quality, mature forested wetlands (including 5544 feet of stream channel), by placing a conservation easement thereon, to be held by an as-yet undetermined conservation organization; and
- c. Off-site restoration of five acres of wetlands at the Panzner Wetland Wildlife Reserve, an approved wetland mitigation bank located in Copley Township, Summit County, Ohio. The applicant would purchase five (5) credits from the approved mitigation bank.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Alan R. Anacheke-Nasemann, who can be contacted by calling (716) 879-4319, or by e-mail at: Alan.R.Anacheke-Nasemann@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, and should be marked to the attention of Alan R. Anacheke-Nasemann, or by e-mail at: Alan.R.Anacheke-Nasemann@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess

impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Paul G. Leuchner  
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.